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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
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- Large Three Bedroom Terraced House
- Rented till summer 2027 £118 per room including utility bills
- EPC Band C Rating 71 Council Tax A
- Modernised, Gas Central Heated & Double Glazed
- Close to Staffordshire University
- Ask an adviser to book your viewing



121 Ashford Street, Stoke-On-Trent
Stoke-On-Trent, ST4 2EL

£130,000

Description

A fully modernised three bedroom student investment property situated close to the University of Staffordshire. Currently rented till summer 2027 at a room rental of £118 including utility bills. The property has been extensively modernised throughout and benefits from Gas central heating, double glazing and an EPC with a Rating in Band C. Accommodation comprises bedroom, living room, kitchen, bathroom at ground floor level with two bedrooms to the first floor. To the rear is an enclosed to paved yard with pedestrian access.

Ground Floor

Bedroom 1 11' 3" x 11' 5" (3.44m x 3.47m)

With carpeted floor, radiator, Power Point.

Living Room 11' 4" x 11' 7" (3.45m x 3.54m)

With wooden floor, radiator, Power Point, built-in cupboard, stairs off.

Kitchen 14' 10" x 6' 5" (4.51m x 1.95m)

Modern fitted kitchen with grey wall and base units marble effect surfaces over. Part tiled walls and wood floor. Includes integrated cooker extractor hood, Power Point, Washer point, inset spotlights. Open plan onto living room.

Bathroom 7' 3" x 6' 5" (2.20m x 1.95m)

Modern fitted bathroom suite white with WC, basin, panel bath with combination shower and screen over. Fully tiled walls wood effect floor. Includes towel radiator and extractor fan.

First Floor

Bedroom 2 11' 7" x 11' 4" (3.53m x 3.46m)

With carpeted floor, radiator, power points, built-in cupboard.

Bedroom 3 12' 2" x 11' 5" (3.71m x 3.49m)

With carpeted floor, radiator, Power Point, inset spotlights.

Outside

At the rear has enclosed paved together with pedestrian access.

Furnishings

Included in the sale subject to level of offer.

Rental Income

Currently rented until summer 2027 at a passing rental of £118 per room including utility bills.

Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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Our Services

Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Unlike a mortgage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates, our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

Lettings

Thinking of letting your property? Keates can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.

Sales

Keates offer a comprehensive sales service, with helpful and friendly advice every step of the way, and the opportunity to monitor the viewing statistics and general interest in your property online. All our sales and lettings properties are listed with Rightmove and can be viewed online by potential purchasers countrywide. Ask a member of staff for a free, no obligation appraisal of your property today!

Mortgages

Need help deciding on a mortgage? Keates can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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Find an energy certificate (/)

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Energy performance certificate (EPC)

121, Ashford Street STOKE-ON-TRENT ST4 2EL	Energy rating	Valid until:	27 June 2028
	C	Certificate number:	 8978-6526-5340-3468-9926

Property type: Mid-terrace house

Total floor area: 71 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)